

Supplemental Filing
Special Exception Application
761 10th Street SE- BZA#18640

18640

To: The Office of Zoning
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: Jennifer Fowler
Architect/Agent
1819 D Street SE
Washington, DC 20003

Date: December 10, 2013

Subject: BZA Application for an Addition at 761 10th Street SE

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D.C. OFFICE OF ZONING
2013 DEC 11 AM 8:28

Dear Board of Zoning Adjustment,

This letter serves to explain revisions made to the proposal for a rear addition to 761 10th Street SE, in response to concerns raised by the adjacent neighbor at 755-757 10th Street SE.

Plan Revisions:

The owners of the two unit condominium building at 755-757 10th Street SE have expressed several concerns that we will address below:

1. The plans have been revised so that the addition wall is flush with the structure at 755-757 10th Street for the adjacent 5'-9". The owners of 755-757 10th Street expressed concerns about the 30" wall extending beyond the end of their building in the original proposal. In the current proposal the upper level of the addition will be flush with the structure at 755-757 10th Street. Building the addition wall flush will mitigate the effect of the wall visually, as well as the impact on light and air. The sun study also helps to quantify the loss of light to the patio, which is minimal.
2. The second floor balcony nearest to 755-757 10th Street has been eliminated. This modification should alleviate any lingering privacy concerns.
3. The second floor balcony and spiral stair roof access has been eliminated. This modification should alleviate any lingering privacy concerns and concerns of the Capitol Hill Restoration Society regarding the visibility of the spiral stair.
4. The proposed garage has been reduced by 6" from the original proposal of 20.0'. The owners of 755-757 10th have expressed concerns about the additional proposed height of the garage above the existing garage structure. The existing garage height varies, but it is approximately 10' tall at the highest point. The proposed addition will extend the garage by 9.5', to a total of 19.5'. The additional height will impact the rear yard of the condominium building only in certain times of the year, as explained in the sun study. It will minimally impact the rear windows of the building only for limited time frames in the winter. It will not impact the existing deck.
5. Privacy concerns regarding the garage have been addressed. Concerns were raised regarding the windows and doors facing the rear of 755-757 10th Street SE in the original proposal. In response, we have moved the French doors to the south so that they are as far away from the neighbor as possible, thus reducing the views of the rear of the condominium building from the second floor of the garage. As a result of moving the doors, the landing and steps have been moved away from the shared property line, further mitigating privacy issues. Additionally, there will be two windows on the east side of the garage that will have sill heights over 5' so they will not offer views into the adjacent buildings.
6. There are several trees on both properties and as a result much of the rear of 755-757 10th Street SE is in shadow. However the sun study we have submitted does not factor in tree cover. The owner will consult an arborist prior to trimming or removal of any trees on his or adjacent properties.
7. The neighbors expressed concerns about the placement of the existing garage and fence line. The owner will perform a survey and wall check as part of the permitting and inspection process.
8. Rainwater management will be incorporated into the detailed permit plans.
9. The elevations have been revised to reflect the spiral stair that is 18' away from the shared property line.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18640
EXHIBIT NO. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.18640
EXHIBIT NO.35

Sun Study (separate exhibit):

We have prepared a sun study that compares the existing and proposed structures and their impact on sunlight throughout the year. What we found with the sun study is that the proposed rear additions will have a minimal impact on the sunlight enjoyed by 755-757 10th Street SE. The majority of the impact falls on the rear yard at 755-757, not the existing structure or deck, except for limited timeframes in the winter. Following is a breakdown by date and time:

March/September 21st

IMAGES SHOWN AT 2:00, 4:00 and 5:00 PM

MORNING

The proposed additions will have no impact on 755-757 10th Street SE as the sun will be moving from the east of the subject property and the additions are on the west side of the existing house.

2:00-3:30 PM

Around mid-day, the proposed rear addition will have no impact on the sun available to 755-757 10th Street. The proposed garage addition will slightly affect the light on the rear, western portion of the neighboring yard where the parking pad lies. The shadow extends from the rear yard at 2:00 to the base of the house by 3:30. However, it will not affect the light available to the existing structure or deck at 755-757 10th Street.

4:00-5:30 PM

The proposed garage addition will cause shadows on the rear yard at 755-757 10th Street. The shadows will start to cover the lower picture window around 4:00 until 5:30 when the existing garage already cast shadows on the window. By 6:00 there are no shadows cast onto the property.

June 21st

IMAGES SHOWN AT 2:00 and 4:00 PM

MORNING

The proposed additions will have no impact on 755-757 10th Street SE as the sun will be moving from the east of the subject property and the additions are on the west side of the existing house.

2:00-3:30 PM

The proposed garage addition will have a very minimal impact on the rear yard at 755-757 10th Street SE in the area where the parking pad lies. It will have no impact on the existing structure or deck.

3:30 PM and Later

The proposed additions will have no impact on the existing structure, deck, or rear yard at 755-757 10th Street.

December

IMAGES SHOWN AT 12:00, 1:00, 2:00, 4:00 and 4:30 PM

MORNING

The proposed additions will have no impact on 755-757 10th Street SE as the sun will be moving from the east of the subject property and the additions are on the west side of the existing house. The majority of the rear yard at 755-757 10th Street is already in shadow on winter mornings.

12:30-1:15 PM

The proposed rear addition to the existing structure at 761 10th Street will have a very minor impact on the sunlight available to the existing picture windows on the south side of 755-757. The light will be blocked between 12:30 and 1:15.

The proposed garage addition will have a small impact on the light available to the western portion of the rear yard at 755-757 10th Street.

3:00-4:30 PM

The majority of the neighboring rear yard is already in shadow in the winter afternoons. The proposed rear addition at 761 10th Street will have no impact on the light available to the house or rear yard at 755-757 10th Street.

However, the proposed garage addition will have an impact on the light available to the first floor windows beneath the deck at 755-757 10th Street between 3:00 and 4:30, and the picture window between 3:30 and 4:30. Currently the existing garage blocks the light from 4:30 on, so the light is blocked for an additional hour and a half.

It will impact the upper windows between 3:50 and 4:45.

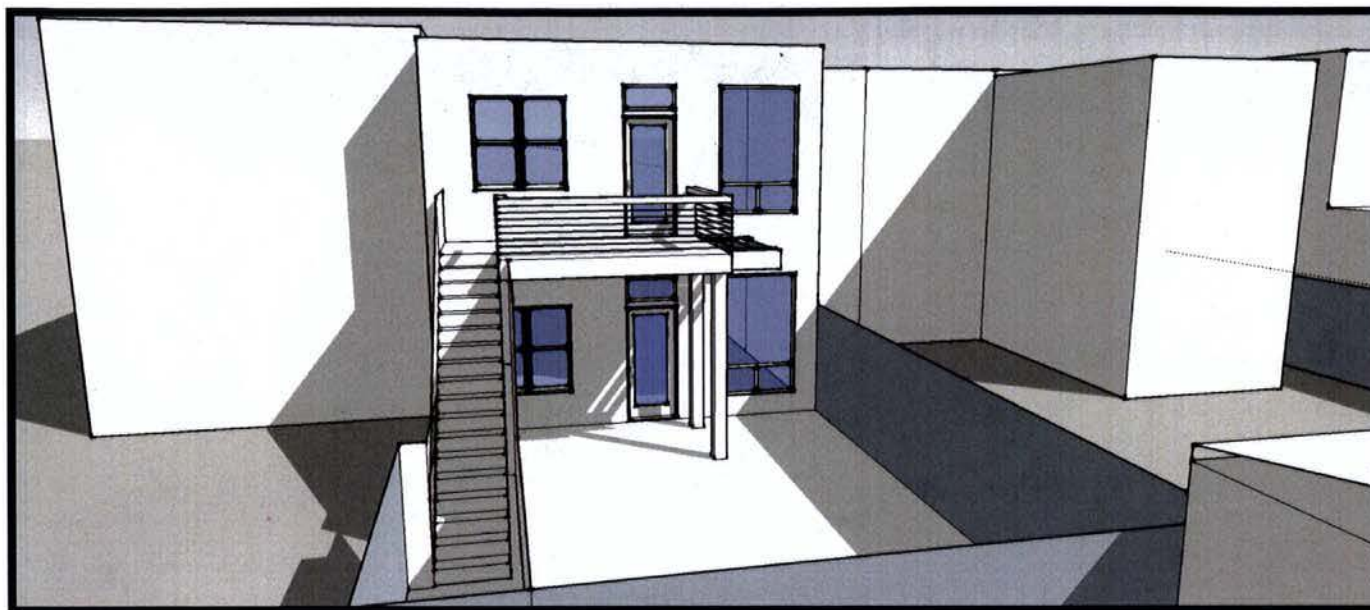
Summary:

Several neighbors, including the neighbor at 763 10th Street SE who would be most affected, have signed support letters for the extension plans. The neighbors at 755-757 10th Street SE have expressed their concerns that I believe we have addressed with the plan revisions and the sun study.

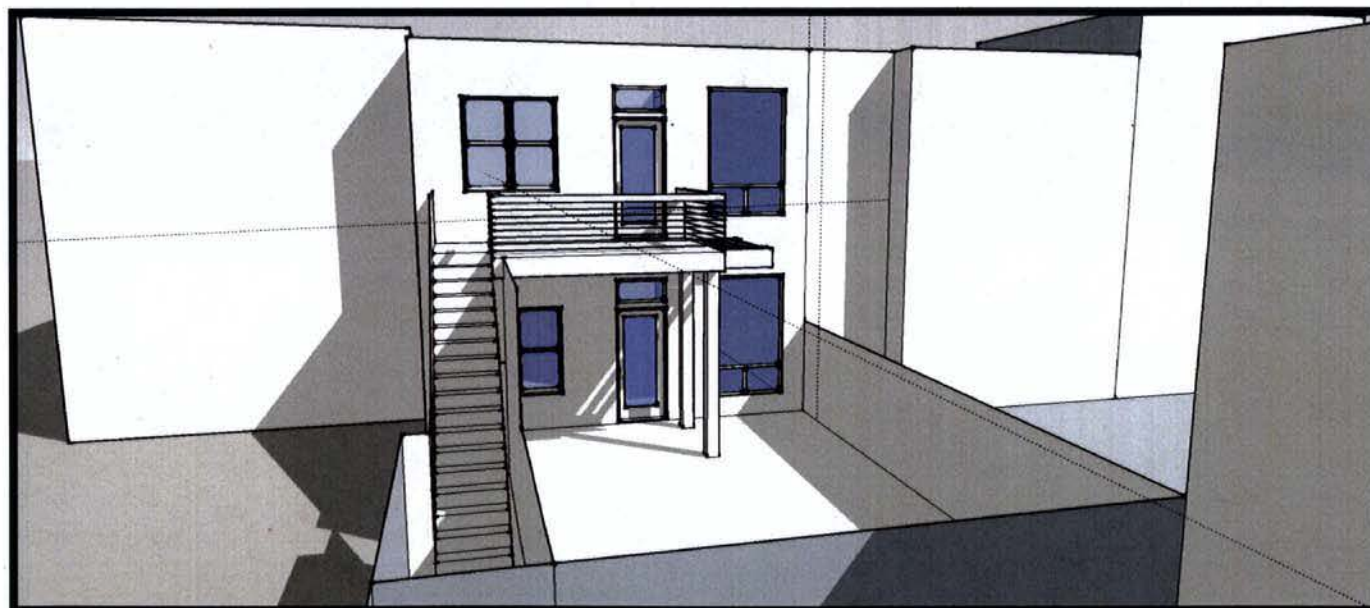
We would like to request the Zoning Commission to grant the proposal. The additions to 761 10th Street do not unduly affect the light and air of neighbors, and the requested relief is not inconsistent with the intent and purpose of the Zoning Regulations.

Thank you for your consideration.

Jennifer Fowler



Existing
Conditions
March/September 21st
2:00 PM



Proposed
Addition
March/September 21st
2:00 PM

761 10th Street SE Proposed rear addition



Existing
Conditions
March/September 21st
4:00 PM



Proposed
Addition
March/September 21st
4:00 PM

761 10th Street SE Proposed rear addition

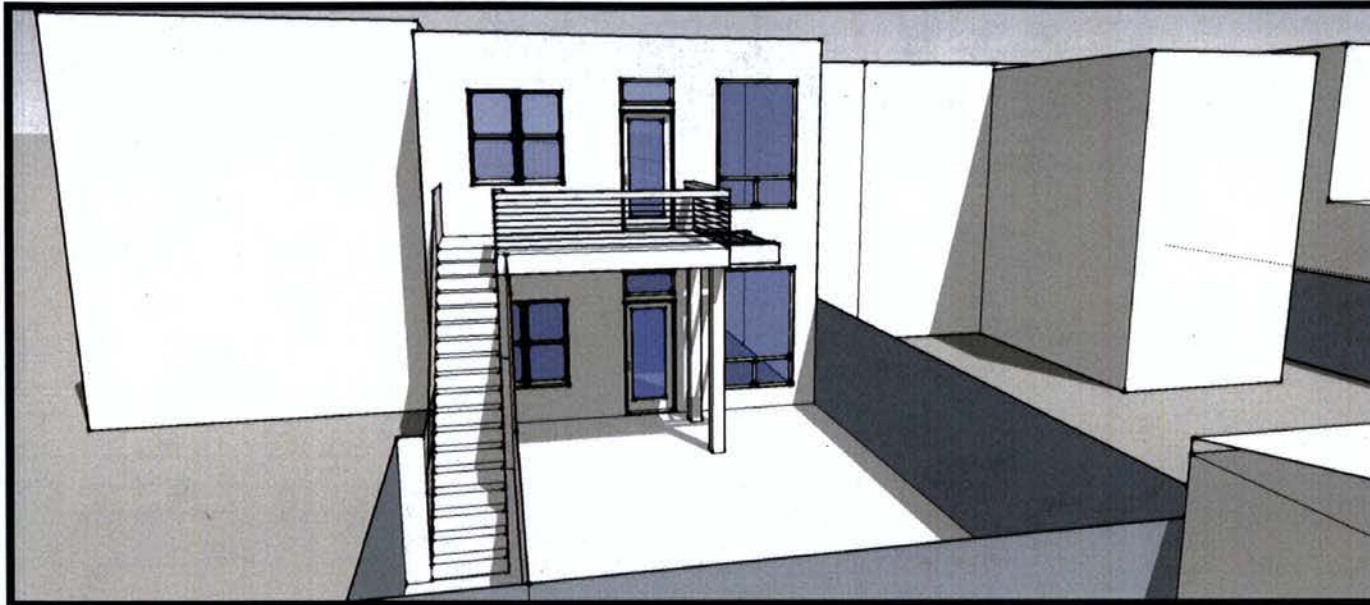


Existing
Conditions
March/September 21st
5:00 PM

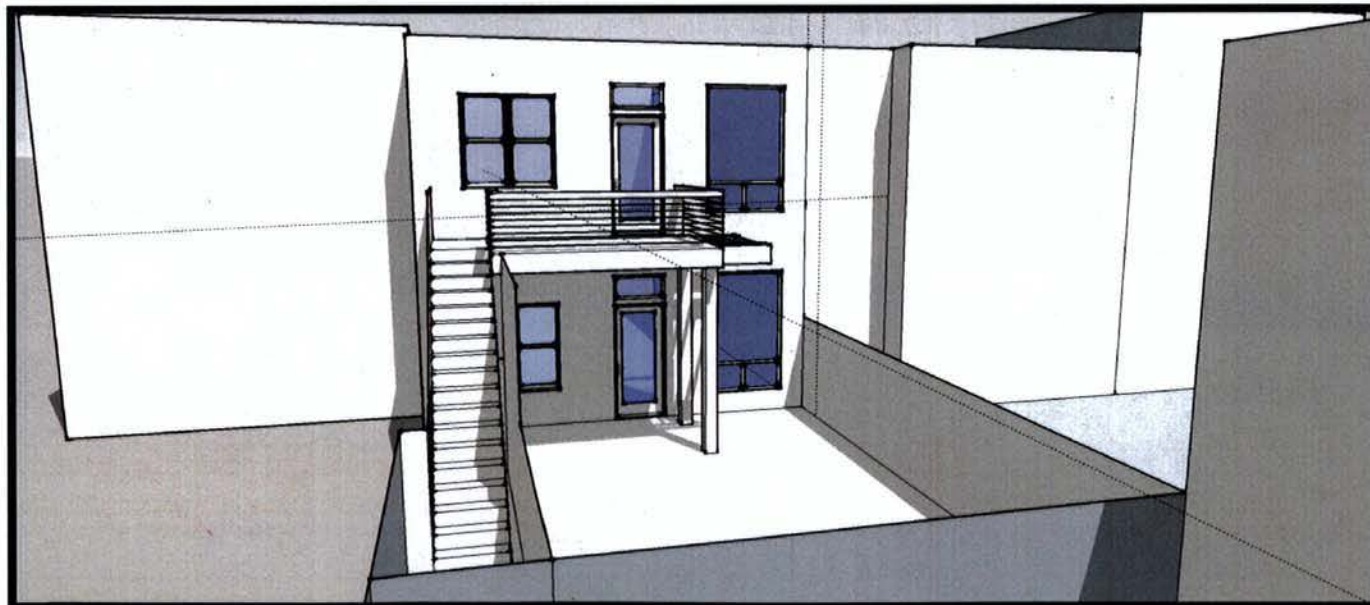


Proposed
Addition
March/September 21st
5:00 PM

761 10th Street SE Proposed rear addition

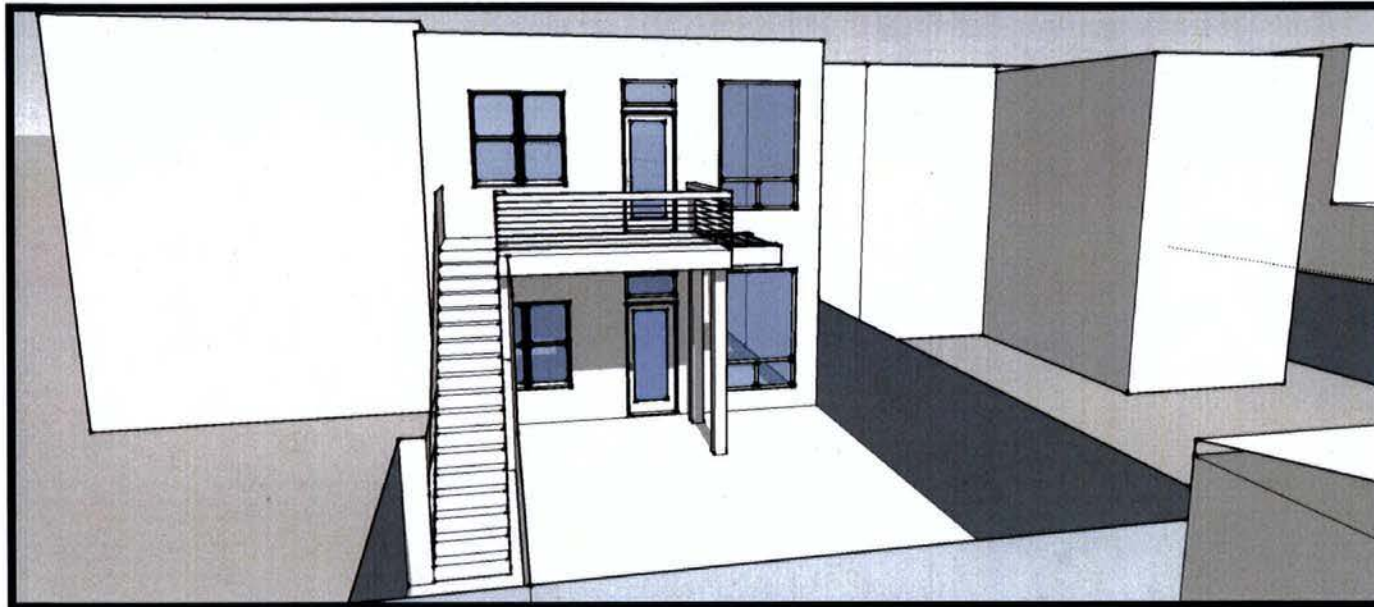


Existing
Conditions
June 21st 2:00 PM

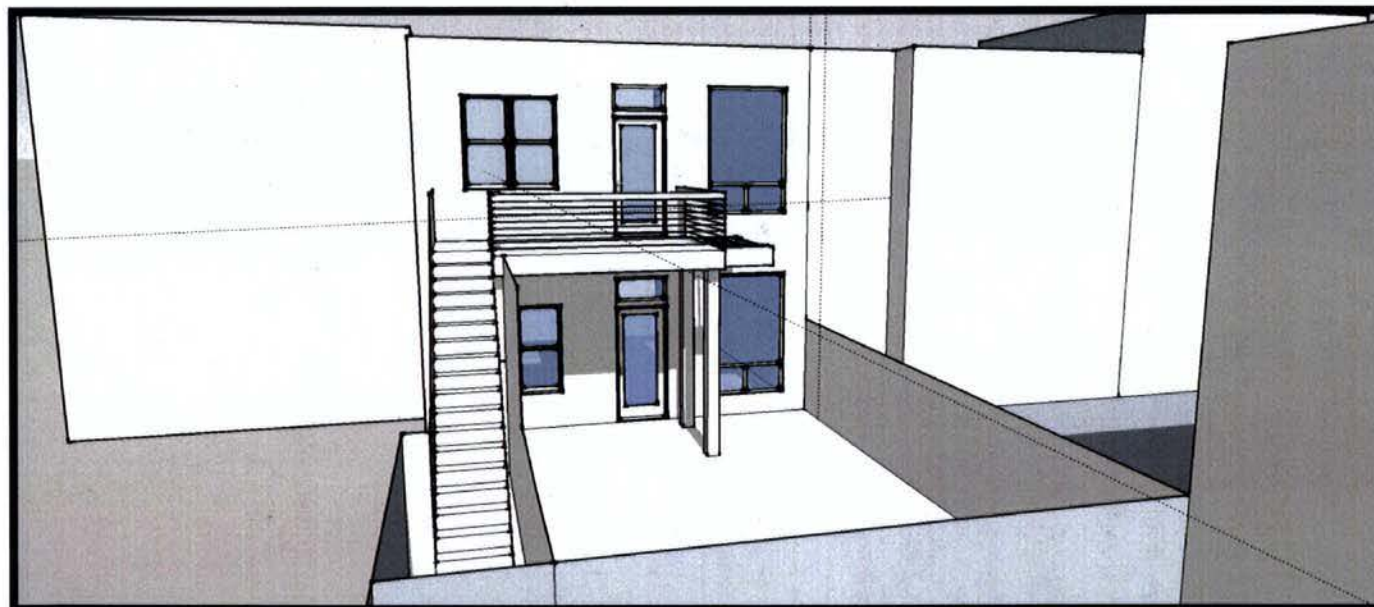


Proposed
Addition
June 21st 2:00 PM

761 10th Street SE Proposed rear addition

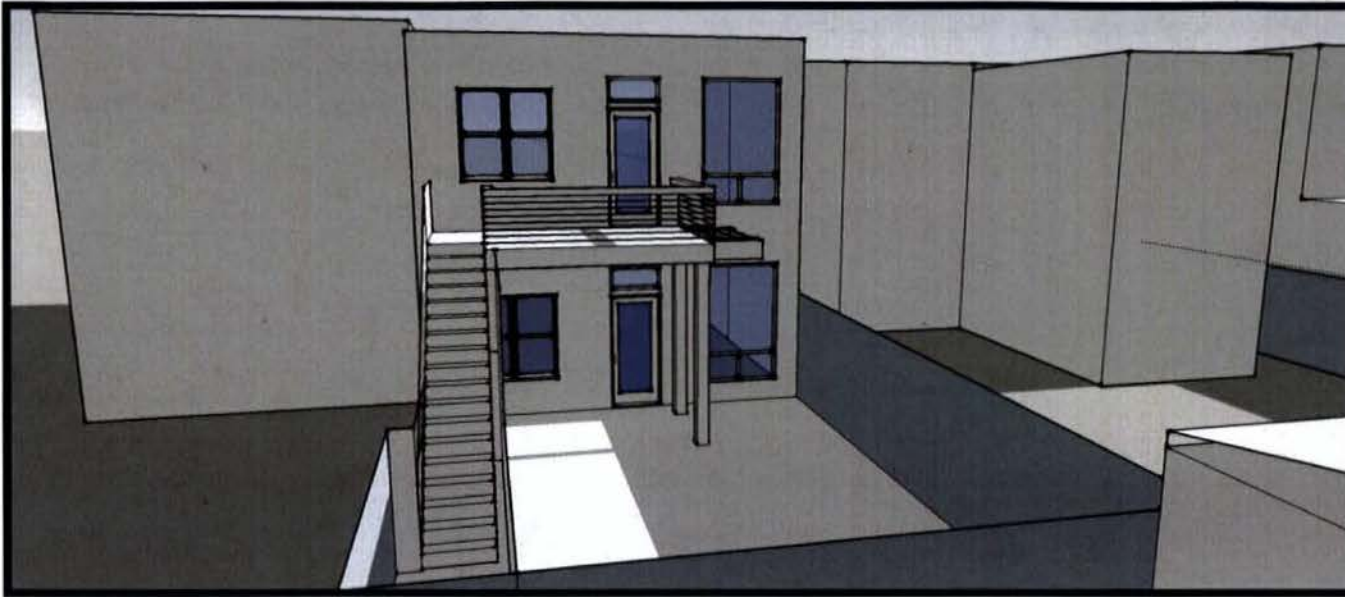


Existing
Conditions
June 21st 4:00 PM



Proposed
Addition
June 21st 4:00 PM

761 10th Street SE Proposed rear addition

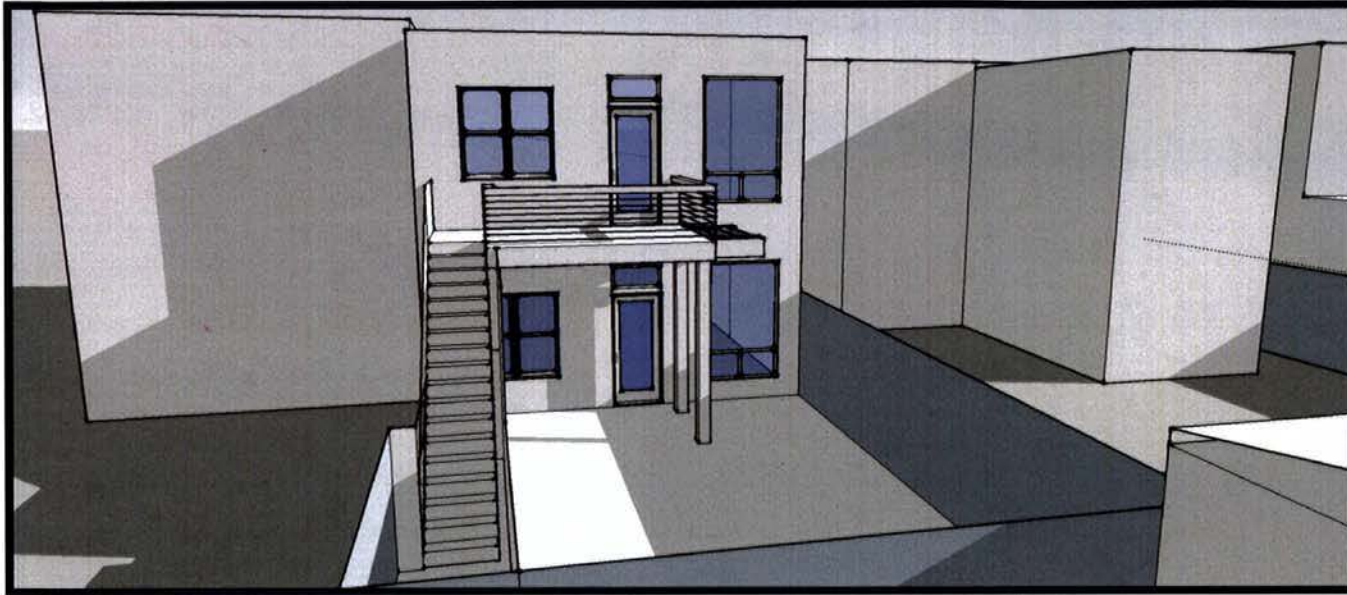


Existing
Conditions
December 21st 12:00 PM



Proposed
Addition
December 21st 12:00 PM

761 10th Street SE Proposed rear addition

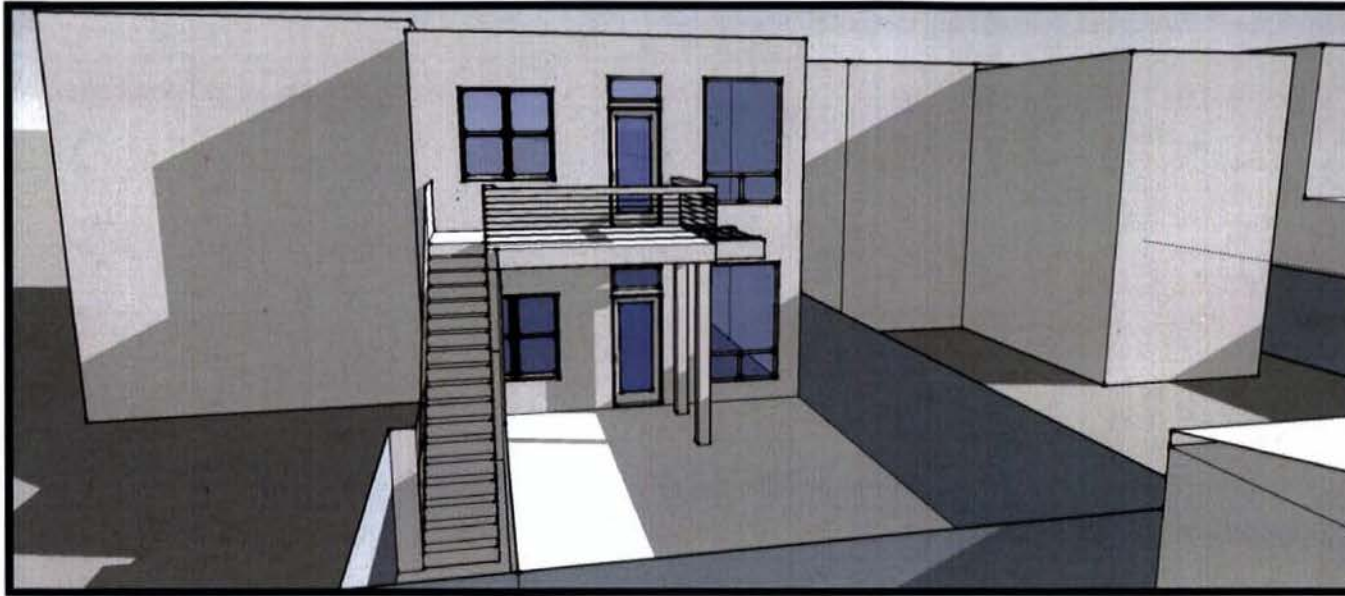


Existing
Conditions
December 21st 1:00 PM

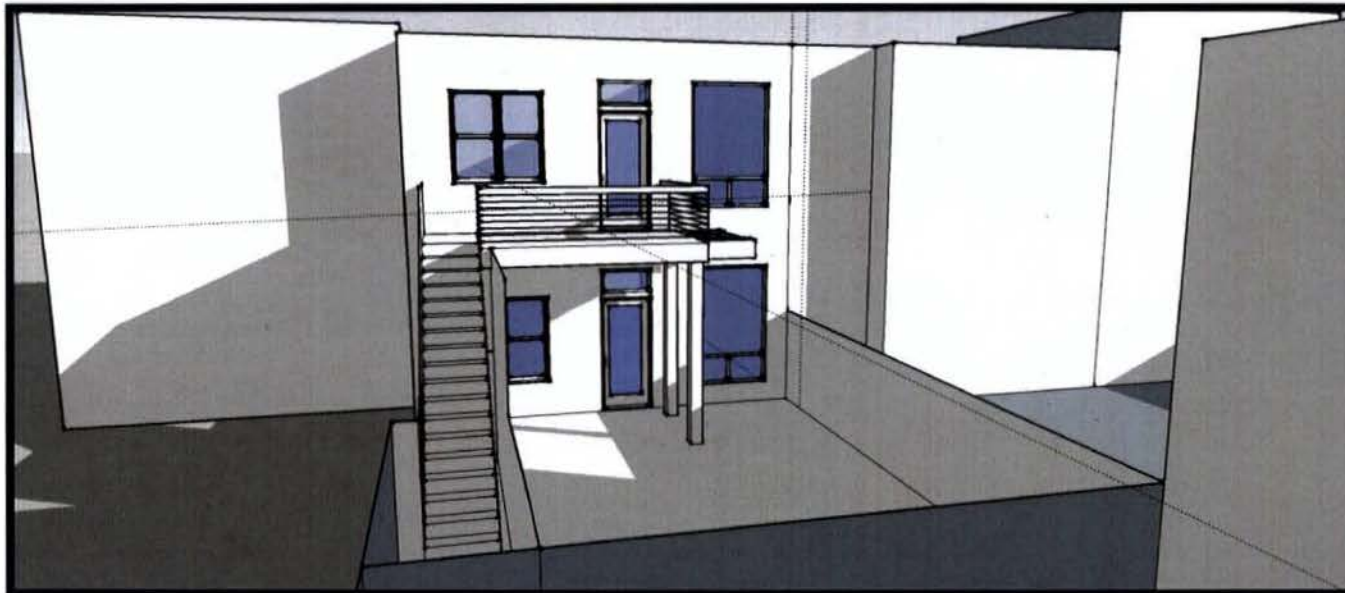


Proposed
Addition
December 21st 1:00 PM

761 10th Street SE Proposed rear addition

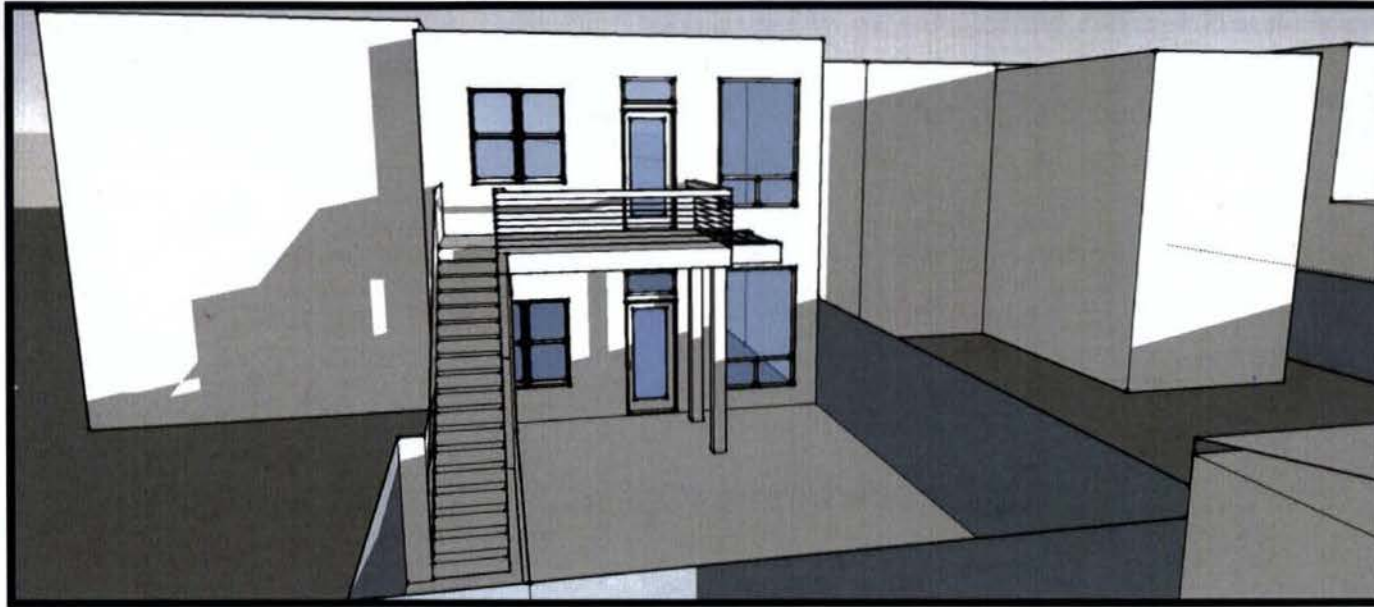


Existing
Conditions
December 21st 2:00 PM



Proposed
Addition
December 21st 2:00 PM

761 10th Street SE Proposed rear addition

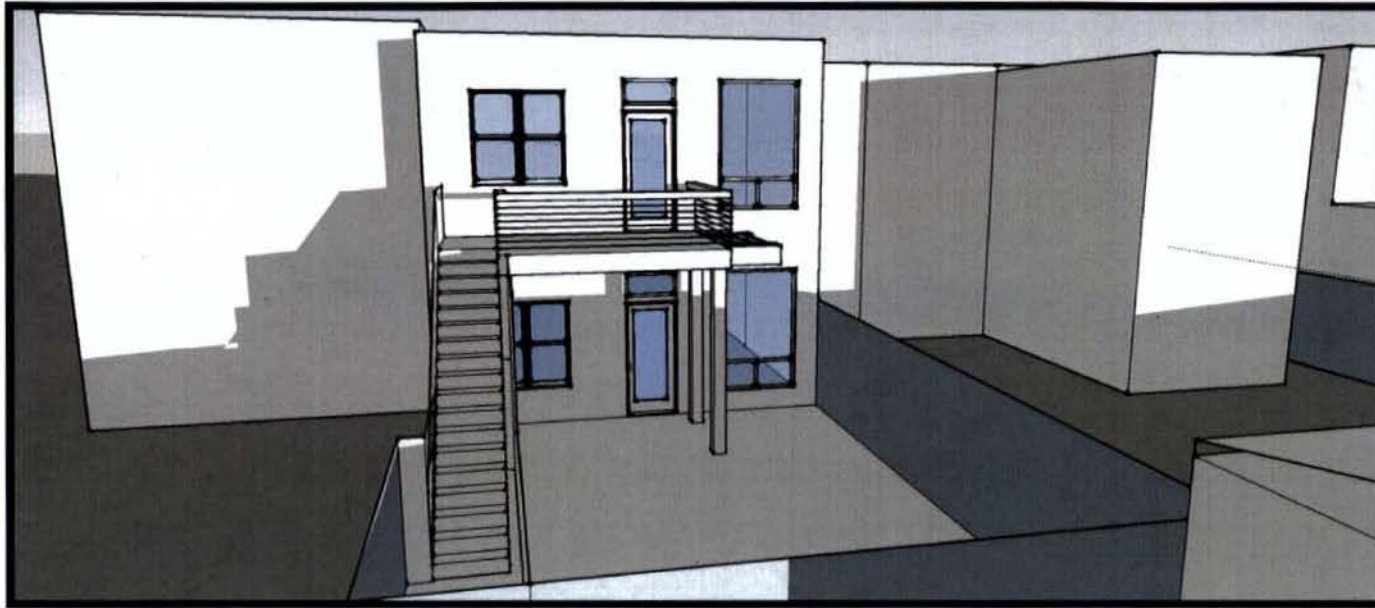


Existing
Conditions
December 21st 4:00 PM



Proposed
Addition
December 21st 4:00 PM

761 10th Street SE Proposed rear addition



Existing
Conditions
December 21st 4:30 PM



Proposed
Addition
December 21st 4:30 PM

761 10th Street SE Proposed rear addition

PROJECT DATA

OWNER:

BARRY JACKSON
761 10TH STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 0094
SQUARE: 0950
LOT AREA: 3705 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING W/ CELLAR

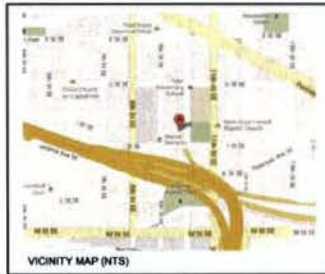
TWO FAMILY FLAT

FIRE ALARM: NO

SPRINKLER: YES

FIRE DETECTION: HARD WIRED AND INTERCONNECTED

ACCESSIBILITY: NO



VICINITY MAP (NTS)

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1967.8 SF	2668.6 SF	2223.0 SF
(PERCENTAGE)	53.1%	69.9%	60%
REAR YARD	31'-1"-51'-3"	0'-0"	20' MINIMUM
OPEN COURT	8'-3"	N/A	8'-0" MINIMUM
SIDE YARD	N/A	N/A	N/A
HEIGHT	23'	26'	3 STORIES/40'
STORES	3+B	NO CHANGE	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	821.8 SF	1025.0 SF	
FIRST FLOOR	1368.0 SF	1871.3 SF	
SECOND FLOOR	1360.0 SF	1871.3 SF	
GARAGE	410.4 SF	820.8 SF	
TOTAL	3760.0 SF	5598.4 SF	

PROJECT DESCRIPTION:

NEW TWO STORY REAR ADDITION WITH CELLAR AND ROOF DECK, NEW TWO STORY GARAGE ADDITION WITH TRELLIS CONNECTION

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-8, DC CONSTRUCTION CODES SUPPLEMENT 2008 EDITION

FIRE RATING DATA:

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK
FLOOR FRAMING
0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED w/in 4' OF P.L. 12X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

BZA CASE #18640
REVISION 12-10-13

ADDITION

Jackson Residence
761 10th Street SE
Washington, DC 20003

DRAWING INDEX

C-1 COVER SHEET	A-1 BASEMENT PLAN
C-2 SITE PLAN	A-2 FIRST FLOOR PLAN
C-3 BLOCK SITE PLAN	A-3 SECOND FLOOR PLAN
C-4 PHOTOGRAPHS	A-4 ROOF PLAN
C-5 PHOTOGRAPHS	A-5 GARAGE ADDITION PLANS
C-6 PHOTOGRAPHS	A-6 EXTERIOR ELEVATIONS
D-1 BASEMENT DEMOLITION PLAN	A-7 EXTERIOR ELEVATIONS
D-2 FIRST FLOOR DEMOLITION PLAN	A-8 EXTERIOR ELEVATIONS
D-3 SECOND FLOOR DEMOLITION PLAN	A-9 EXTERIOR ELEVATIONS

REVISIONS

#	DATE	COMMENTS

JACKSON RESIDENCE
761 10TH Street SE Washington, DC 20003

FWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-5348
www.fowler-architects.com

SEAL:

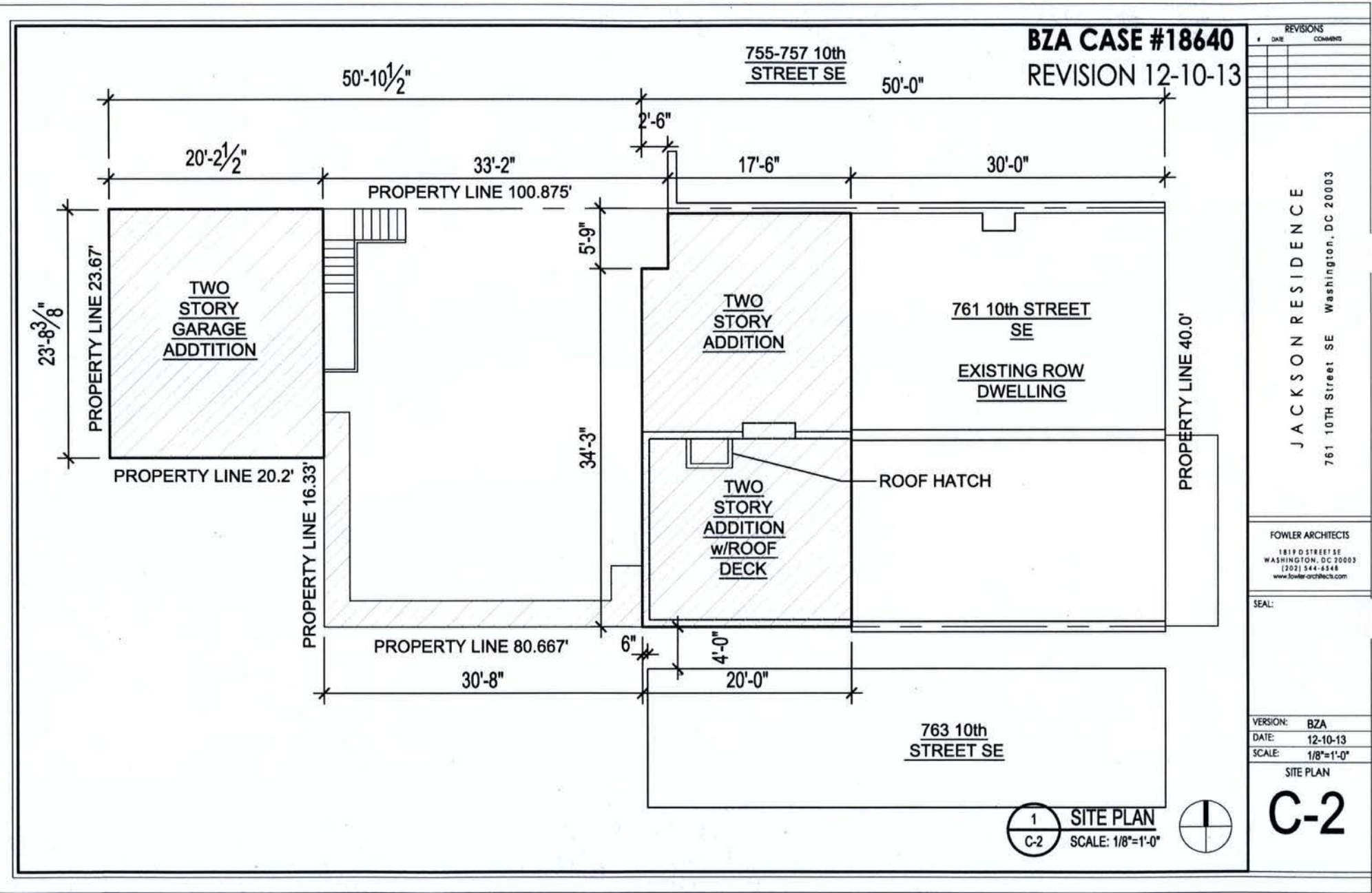
VERSION: BZA

DATE: 12-10-13

SCALE: N.T.S.

COVER SHEET

C-1



BZA CASE #18640

REVISION 12-10-13

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JACKSON RESIDENCE
761 10TH Street SE Washington, DC 20003

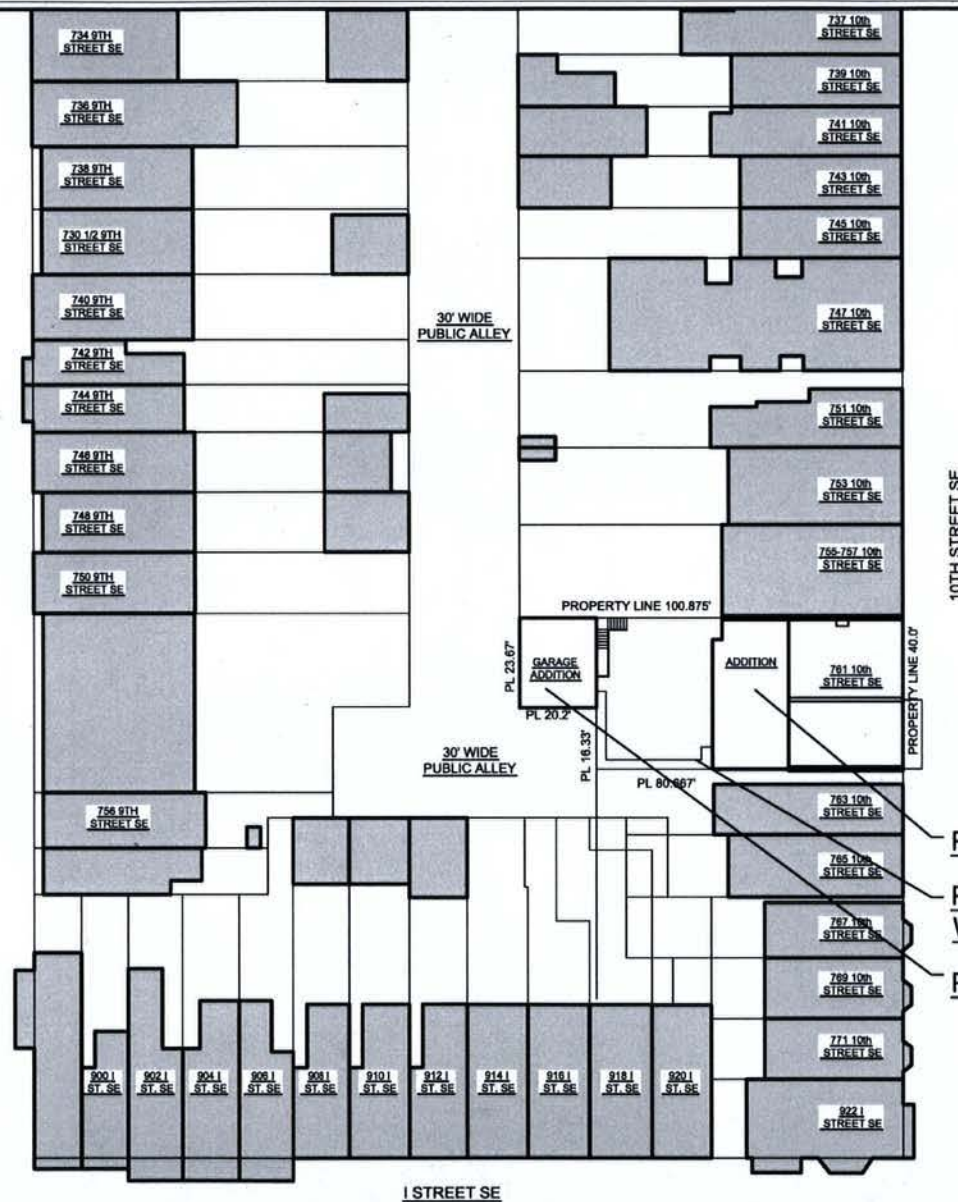
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
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SEAL:

VERSION: BZA
DATE: 12-10-13
SCALE: 1/32"=1'-0"

BLOCK SITE PLAN

C-3



1 BLOCK SITE PLAN
C-3 SCALE: 1/32"=1'-0"

BZA CASE #18640
REVISION 12-10-13

#	DATE	COMMENTS

JACKSON RESIDENCE
 761 10TH Street SE Washington, DC 20003

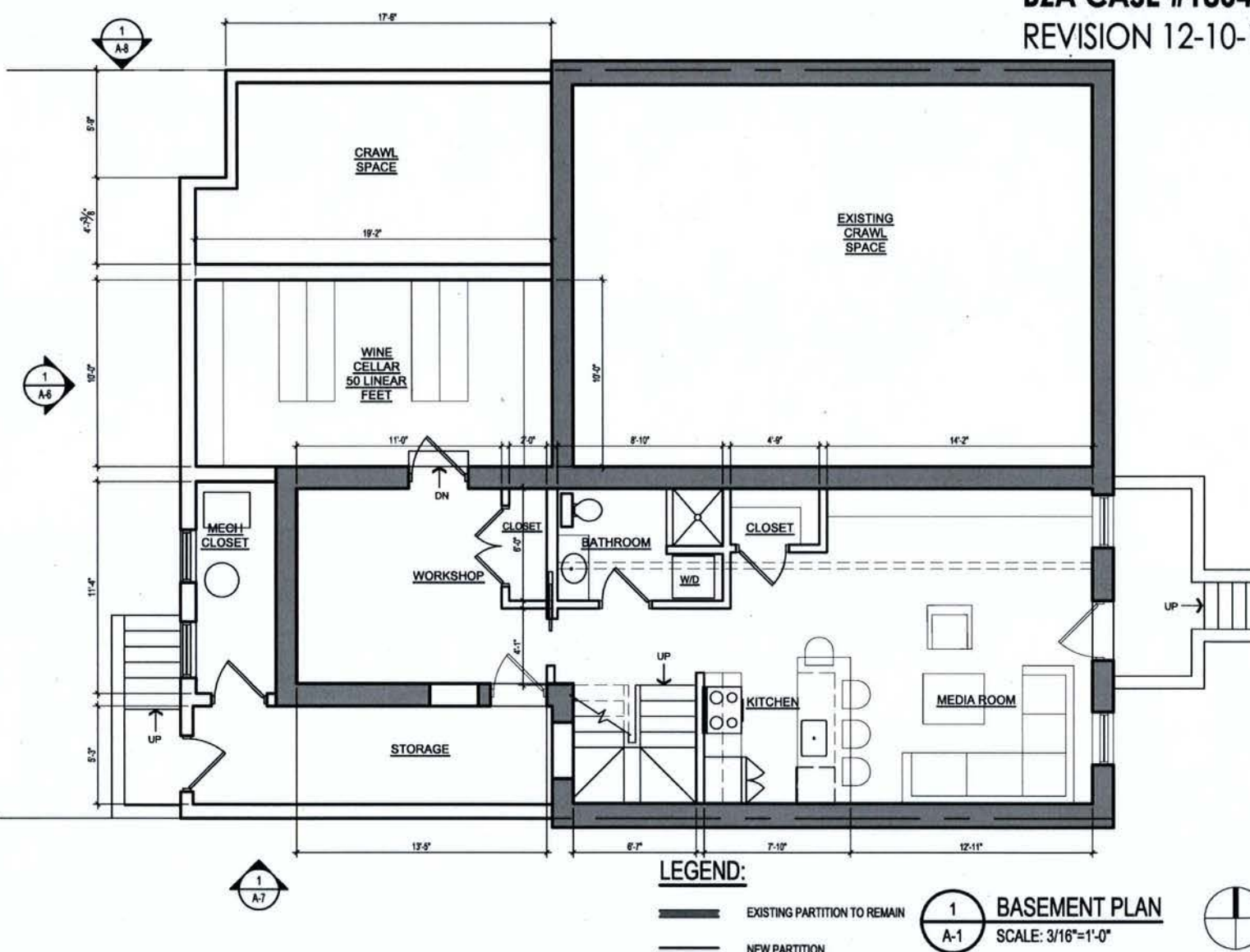
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SEAL:

VERSION: BZA
 DATE: 12-10-13
 SCALE: 3/16"=1'-0"

BASEMENT PLAN

A-1



LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION

1
A-1 **BASEMENT PLAN**
 SCALE: 3/16"=1'-0"

BZA CASE #18640

REVISION 12-10-13

#	DATE	REVISIONS	COMMENTS

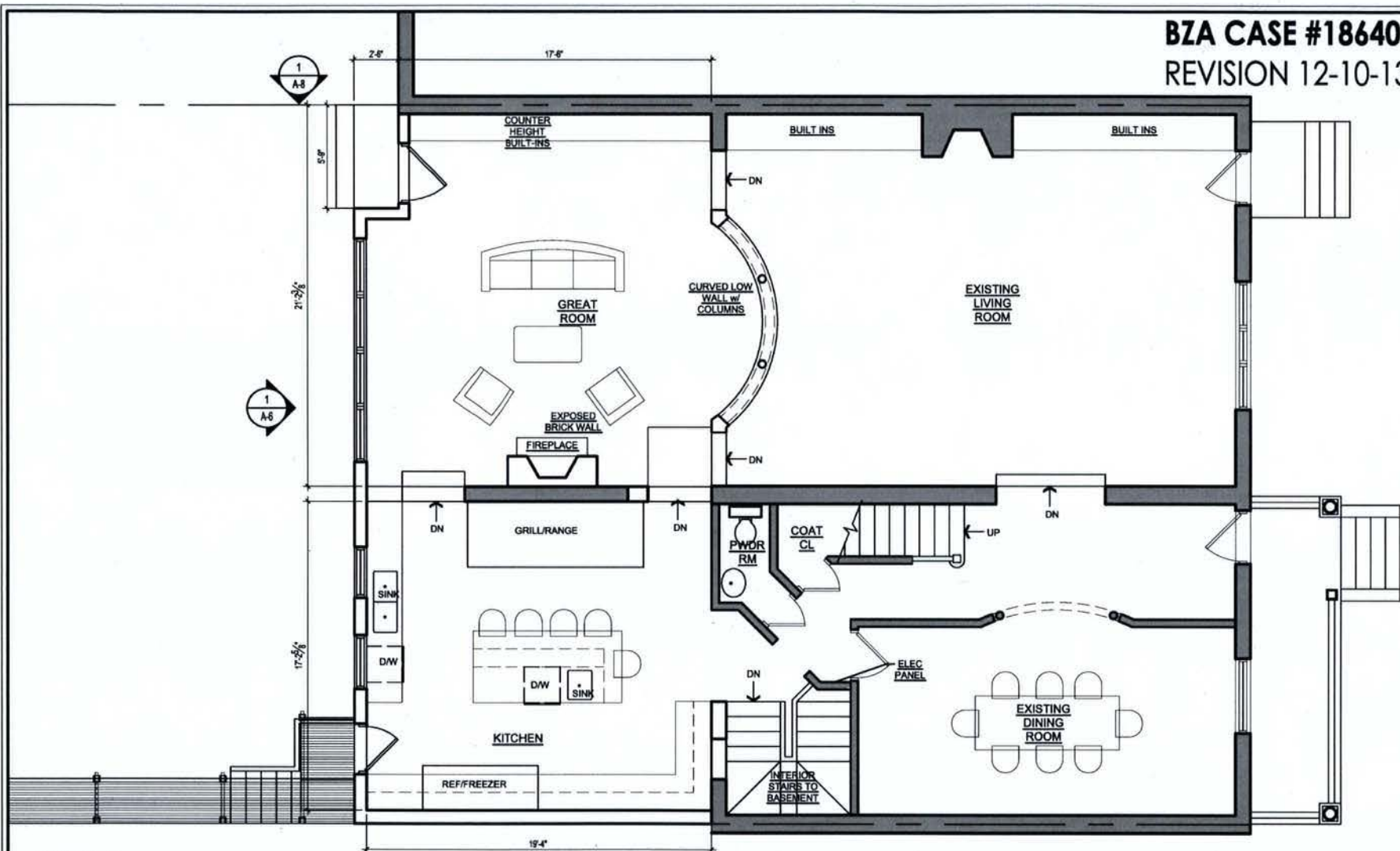
JACKSON RESIDENCE
761 10TH Street SE Washington, DC 20003

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SEAL:

VERSION: BZA
DATE: 12-10-13
SCALE: 3/16"=1'-0"
FIRST FLOOR PLAN

A-2



LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION

1
A-2 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



BZA CASE #18640
REVISION 12-10-13

#	DATE	COMMENTS

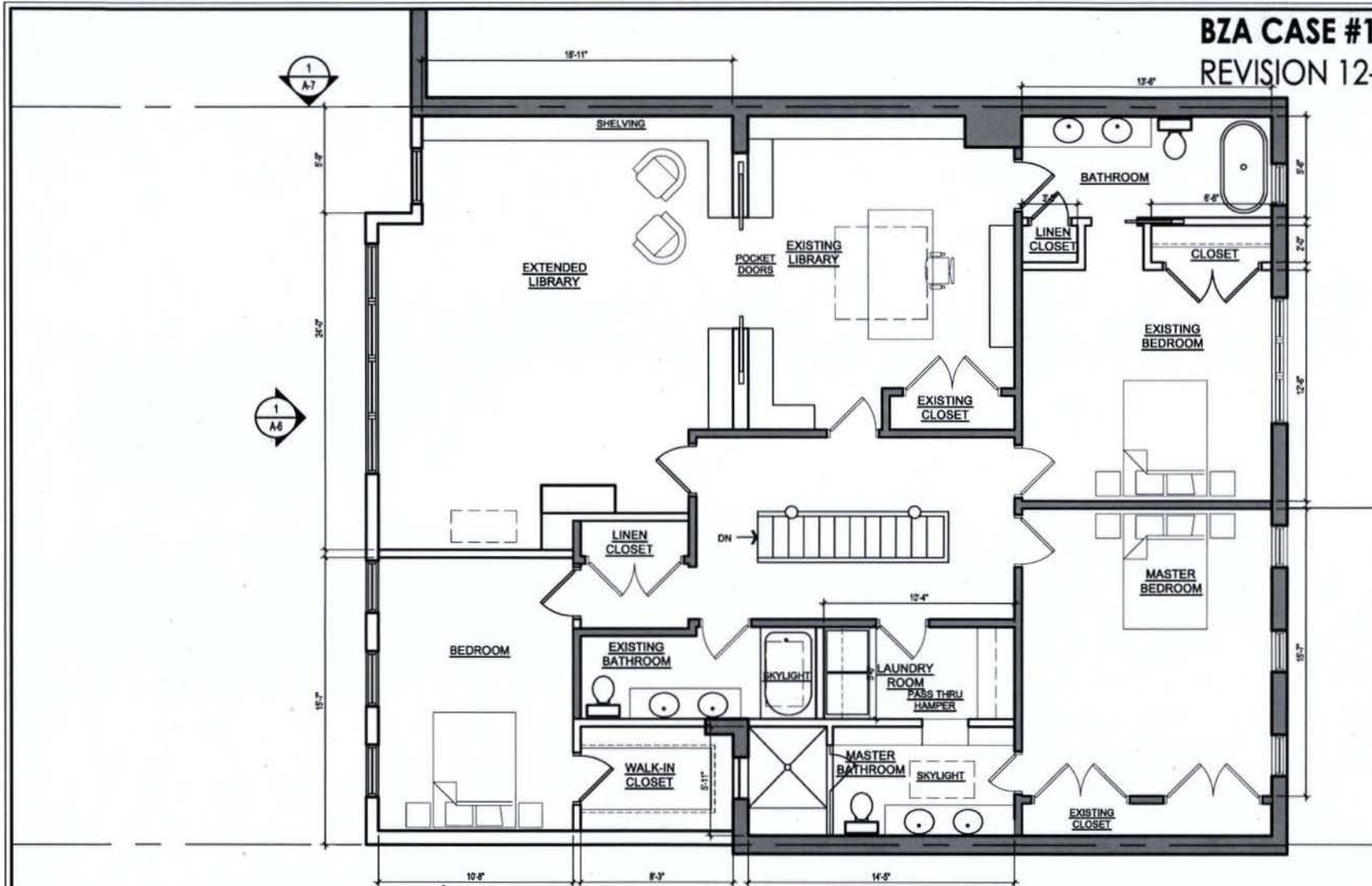
JACKSON RESIDENCE
 761 10TH Street SE Washington, DC 20003

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SEAL:

VERSION: BZA
 DATE: 12-10-13
 SCALE: 3/16"=1'-0"
 SECOND FLOOR PLAN

A-3



LEGEND:

- EXISTING PARTITION TO REMAIN
- == NEW PARTITION

1 SECOND FLOOR PLAN
 A-3 SCALE: 3/16"=1'-0"



BZA CASE #18640
REVISION 12-10-13

REVISIONS		
#	DATE	COMMENTS

JACKSON RESIDENCE
 761 10TH Street SE Washington, DC 20003

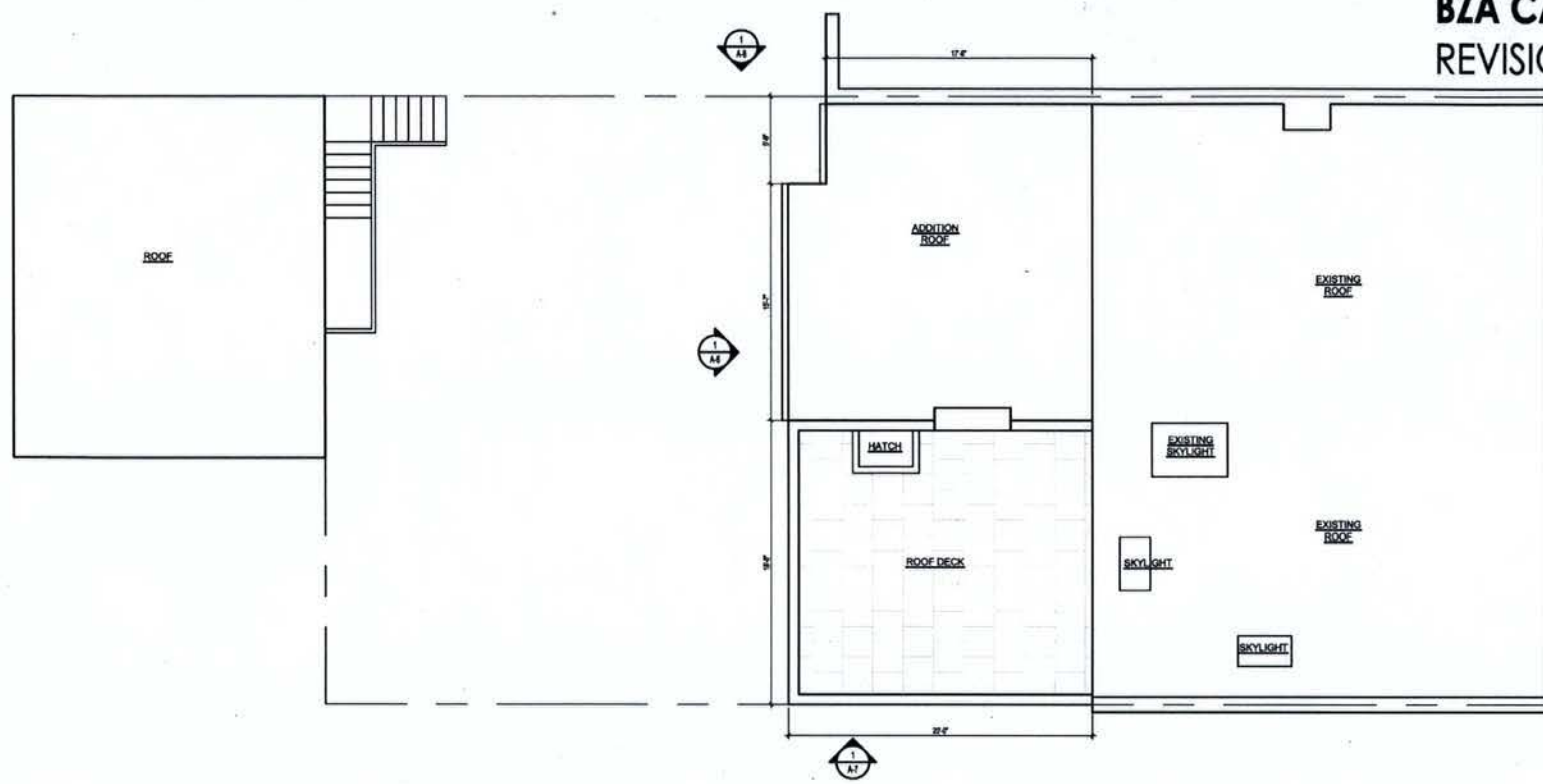
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SEAL:

VERSION: BZA
 DATE: 12-10-13
 SCALE: 3/16"=1'-0"

ROOF PLAN

A-4



LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION

1
A-4 **ROOF PLAN**
 SCALE: 3/16"=1'-0"



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REVISIONS

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JACKSON RESIDENCE

761 10TH Street SE Washington, DC 20003

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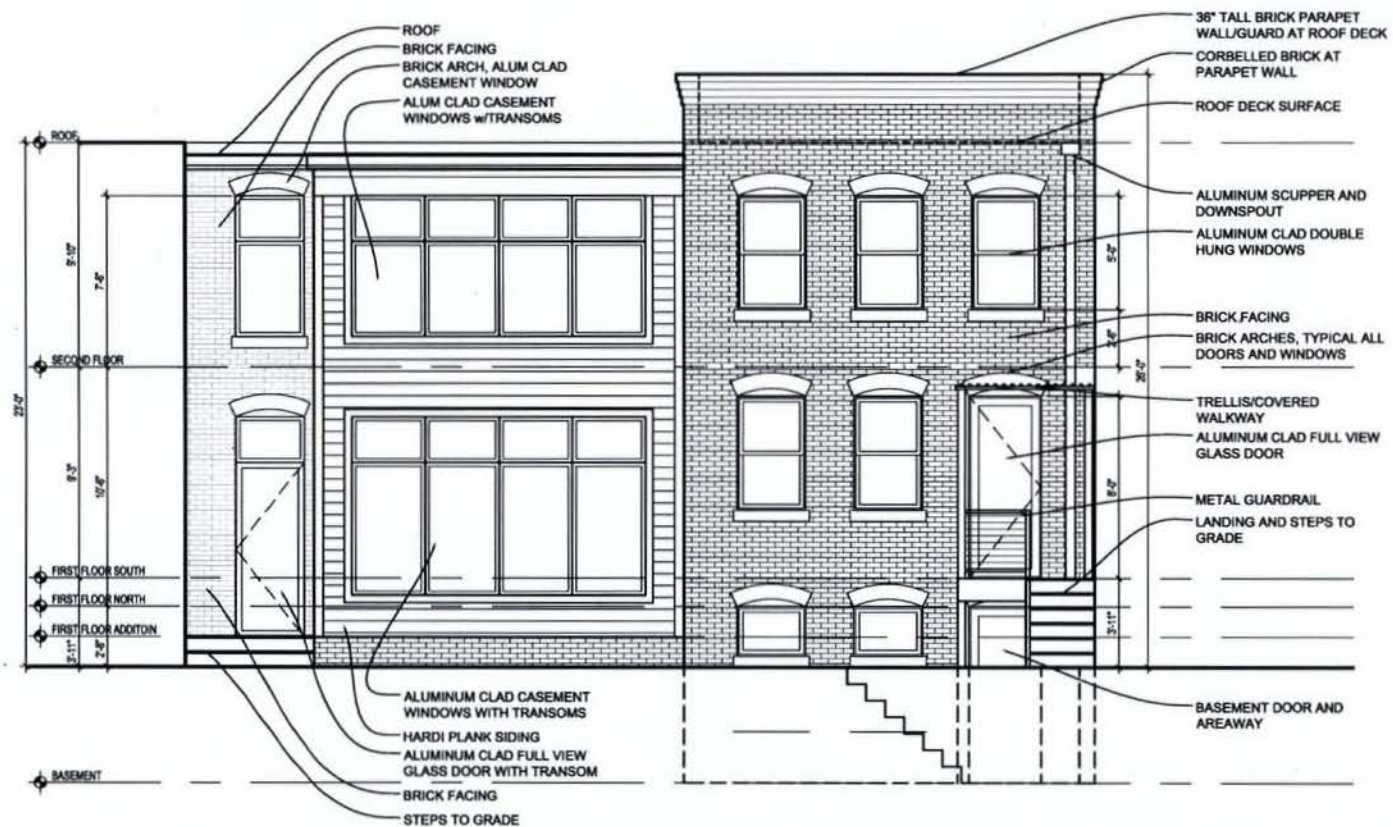
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SEAL:

VERSION: BZA
DATE: 12-10-13
SCALE: 3/16"=1'-0"

ELEVATIONS

A-6



1 WEST ELEVATION
A-6 SCALE: 3/16"=1'-0"

BZA CASE #18640
REVISION 12-10-13

REVISIONS	
#	DATE COMMENTS

JACKSON RESIDENCE
 761 10TH Street SE Washington, DC 20003

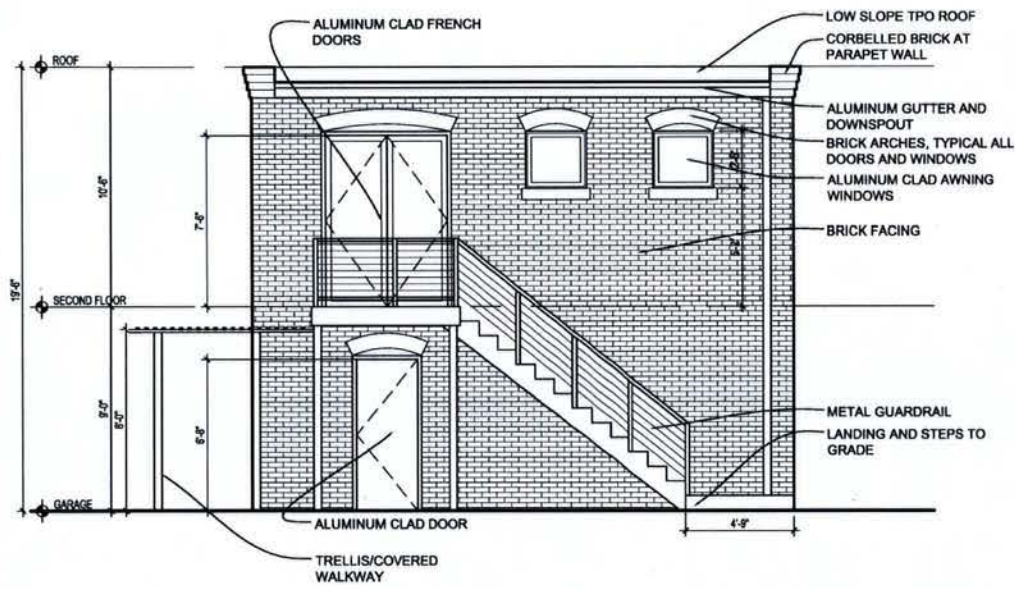
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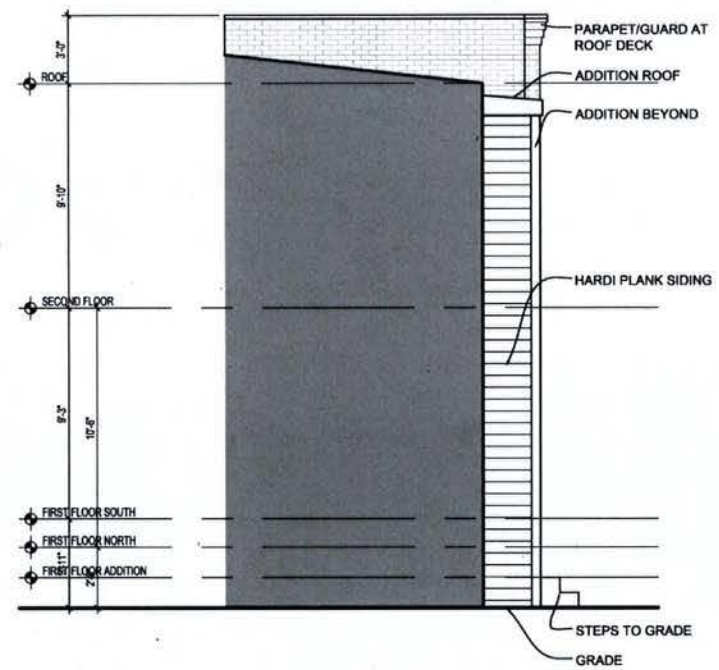
VERSION: BZA
 DATE: 12-10-13
 SCALE: 3/16"=1'-0"

ELEVATIONS

A-8



2 EAST ELEVATION GARAGE ADDITION
 A-8 SCALE: 3/16"=1'-0"



1 NORTH ELEVATION
 A-8 SCALE: 3/16"=1'-0"

BZA CASE #18640

REVISION 12-10-13

LOW SLOPE TPO ROOF
CORBELLED BRICK
AT PARAPET WALL

BRICK FACING
METAL GUARDRAIL
LANDING AND STEPS
TO GRADE

REVISIONS
DATE COMMENTS

JACKSON RESIDENCE
761 10TH Street SE Washington, DC 20003

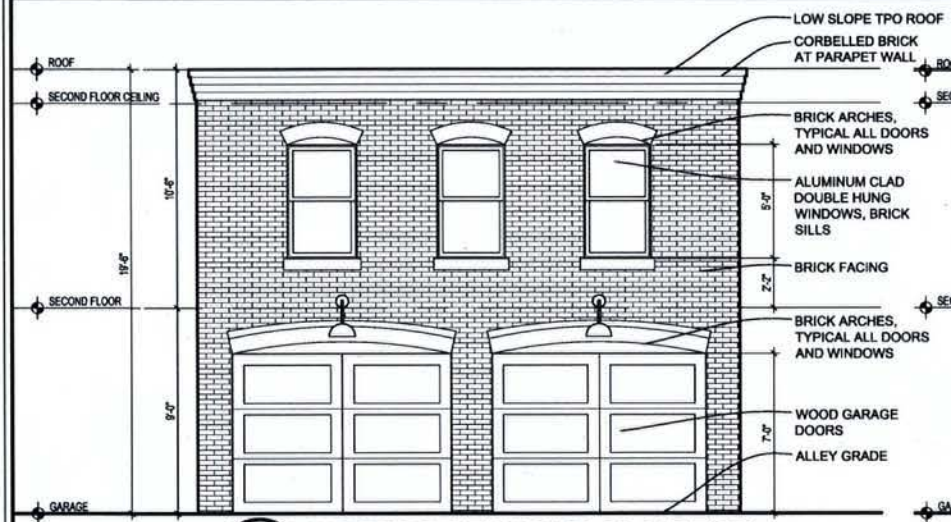
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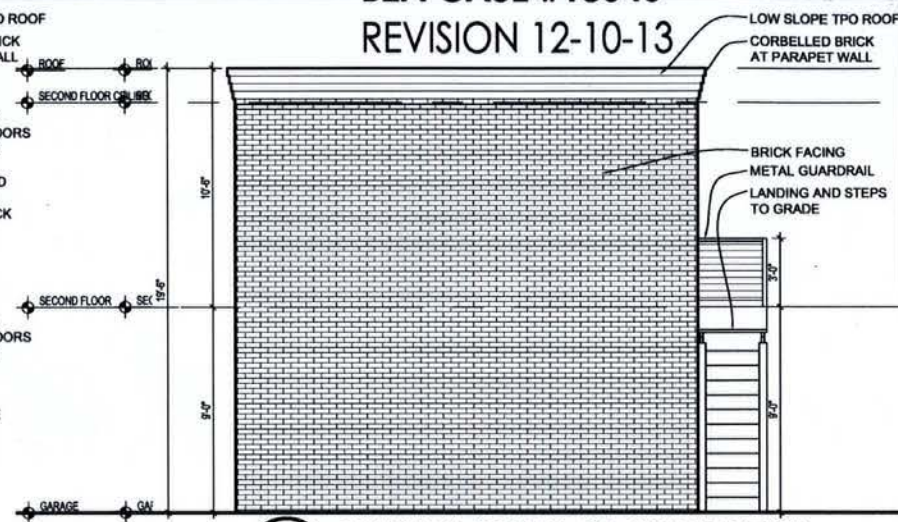
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DATE: 12-10-13
SCALE: 3/16"=1'-0"

ELEVATIONS

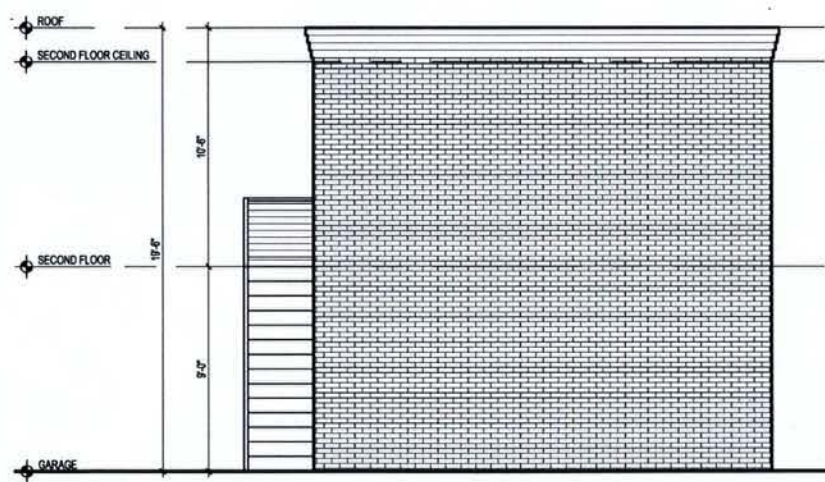
A-9



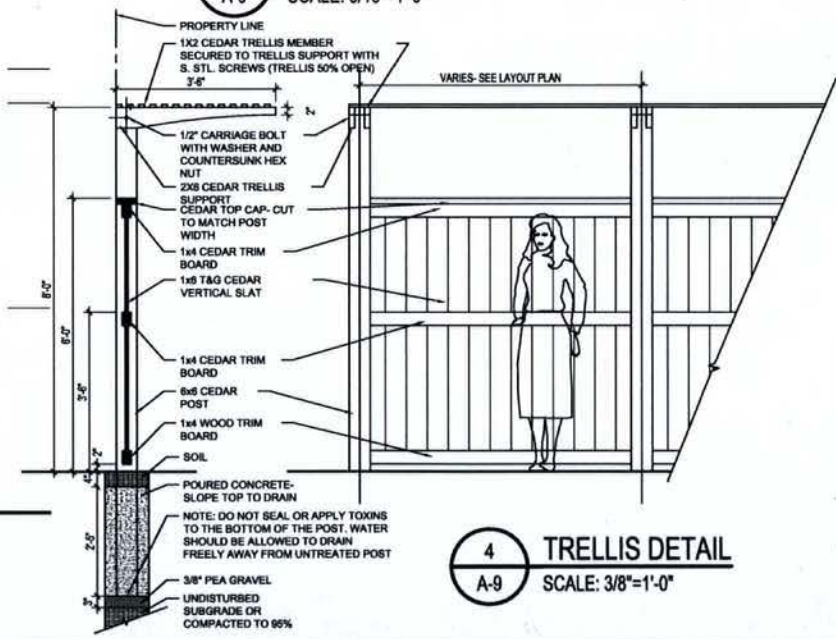
2 WEST ELEVATION GARAGE ADDITION
A-9 SCALE: 3/16"=1'-0"



1 SOUTH ELEVATION-GARAGE ADDITION
A-9 SCALE: 3/16"=1'-0"



3 NORTH ELEVATION GARAGE ADDITION
A-9 SCALE: 3/16"=1'-0"



4 TRELLIS DETAIL
A-9 SCALE: 3/8"=1'-0"